143.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,900 / 968,900
					USE VALUE:	968,900 / 968,900
					ASSESSED:	968,900 / 968,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGEE PATRICIA--ETAL
Owner 2:	PLIMPTON OAKES
Owner 3:	
Street 1:	67 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11383.000	356,100	3,600	609,200	968,900
Total Card	0.261	356,100	3,600	609,200	968,900
Total Parcel	0.261	356,100	3,600	609,200	968,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.71 /Parcel: 418.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93044
GIS Ref:
GIS Ref:
Insp Date: 04/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,100	3600	11,383.	609,200	968,900		Year end	12/23/2021
2021	101	FV	345,000	3600	11,383.	609,200	957,800		Year End Roll	12/10/2020
2020	101	FV	344,900	3600	11,383.	609,200	957,700	957,700	Year End Roll	12/18/2019
2019	101	FV	271,500	3600	11,383.	571,100	846,200	846,200	Year End Roll	1/3/2019
2018	101	FV	273,900	3600	11,383.	472,100	749,600	749,600	Year End Roll	12/20/2017
2017	101	FV	273,900	3600	11,383.	434,000	711,500	711,500	Year End Roll	1/3/2017
2016	101	FV	273,900	3600	11,383.	396,000	673,500	673,500	Year End	1/4/2016
2015	101	FV	267,000	3600	11,383.	388,400	659,000	659,000	Year End Roll	12/11/2014

!11134!

PRINT

Date	Time
12/30/21	11:58:35

LAST REV

Date	Time
05/24/18	08:37:01
danam	

USER DEFINED

Prior Id # 1:	93044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18425-511		7/1/1987		339,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	467	New Wind	3,000	C				
1/10/2013	39	Manual	14,850	C				
11/9/1998	777	Manual	2,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/21/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11383		Sq. Ft.	Site		0	80.	0.67	9									609,191						609,200	

Total AC/HA:	0.26132	Total SF/SM:	11383	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	609,191	Spl Credit		Total:	609,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14621925
Const Adj.:	1.00969899
Adj $ / SQ:	150.454
Other Features:	80324
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483803
Depreciation:	127724
Depreciated Total:	356079

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

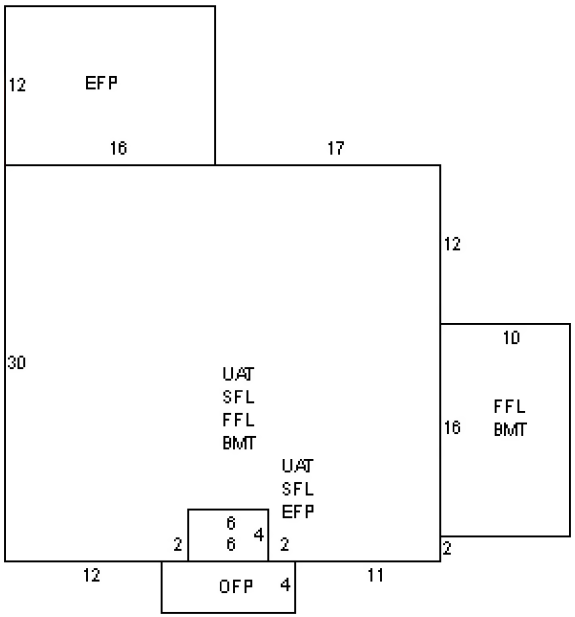
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.45
Special Features:	0	Val/Su Net:	95.06
Final Total:	356100	Val/Su SzAd	168.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,126	45.140	50,823
FFL	First Floor	1,126	150.450	169,411
SFL	Second Floor	990	150.450	148,949
UAT	Upper Attic	248	96.290	23,832
EFP	Enclos Porch	216	40.220	8,687
OFP	Open Porch	40	44.430	1,777

Net Sketched Area:	3,746	Total:	403,479
Size Ad	2116	Gross Area	4488	FinArea	2314
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1931	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc